

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/3 Claire Street, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,275,417

Property Type Townhouse

Suburb Mckinnon

Period - From 13/08/2024

to

12/08/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/4 Prince Edward Av MCKINNON 3204	\$1,243,333	12/07/2025
2	6/6 Prince Edward Av MCKINNON 3204	\$1,160,000	05/07/2025
3	2/3 Claire St MCKINNON 3204	\$1,310,000	28/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/08/2025 10:25

1/3 Claire Street, Mckinnon Vic 3204

JellisCraig

Jack Liu
9593 4500
0420 222 639
jackliu@jellisrcraig.com.au



3 4 2

Property Type: Townhouse

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
13/08/2024 - 12/08/2025: \$1,275,417

Comparable Properties



2/4 Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,243,333
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)



6/6 Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

3 3 2

Price: \$1,160,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)



2/3 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

3 4 2

Price: \$1,310,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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